

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 491

Case No. 86-6

(Map Amendment @ 10th & M Sts., N.W.)

May 12, 1986

The application in Z.C. Case No, 86-6 was filed on March 12, 1986 and is a request from Eileen L. Powers to amend the Zoning Map of the District of Columbia from R-4 to c-2-c for lot 69 in Square 340.

The subject site is located at the northwest corner of the intersection of 10th and M Streets, N.W., and comprises approximately 12,000 square feet of land area. Lot 69 is zoned R-4 and is improved with a vacant five-story apartment building, known as the Woodworth Apartments.

The applicant requests a change of zoning to allow for future development of a permitted use. The applicant intends to raze the existing structure, but proposes no specific development for the site,

The R-4 District permits matter-of-right development of residential uses (including detached, semi-detached and row single-family dwellings and flats) with a minimum lot area of 1,800 square feet, a minimum lot width of eighteen feet, a maximum lot occupancy of sixty percent and maximum height limit of three stories/forty feet. Conversions of existing buildings to apartments are permitted for Lots with a minimum lot area of 900 square feet per dwelling unit.

The C-2-C District permits matter-of-right high density development, including office, retail, housing, and mixed uses to a maximum height of ninety feet, a maximum floor area ratio (FAR) of 6.0 for residential and 2.0 for other permitted uses, and a maximum lot occupancy of eight percent,

To the north, northeast, and east of the subject site is R-4 zoning, to the southeast, south and southwest is SP-2 zoning, to the west is C-2-C zoning with SP-2 beyond, and to the northwest is C-2-A zoning with R-5-C beyond.

The C-2-A District to the northwest of the subject site is an underutilized commercial strip along 11th Street generally extending from R to M Streets, N.W. The predominate use

in the area of the subject site is low/medium density residential.,

The apartment building on the subject site occupies most of the site and far exceeds the permitted floor area ratio for the R-4 District. The structure is a nonconforming structure, however, normal repairs and rehabilitation to the structure could be made without restrictions.

On May 12, 1986, at its regular monthly meeting, the District of Columbia Zoning Commission considered the application to determine whether to authorize the scheduling of a public hearing for the application.

The District of Columbia Office of Planning (OP), by preliminary report dated May 2, 1986, recommended that the Zoning Commission deny the application without a public hearing. The OP believed that the following were issues of major concern:

1. That the existing commercial zoning along 11th Street should first be utilized before a case could be made for expanding the commercial zoning;
2. The subject application implies demolition of potential housing and a loss of the city's housing supply;
3. The Land-Use Element of the Comprehensive Plan of the District of Columbia designates the subject area for moderate density residential use and appears to be in general accord with the existing uses in the area; and
4. The subject application fails to justify why the subject site is not suitable for the existing zoning and that the existing zoning is inappropriate.

Advisory Neighborhood Commission - 2C did not file a report regarding the subject application.

There were no letters in support or opposition that were received.

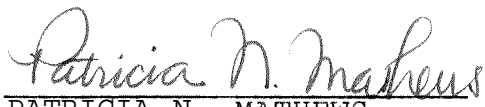
The Zoning Commission concurs with the recommendation of the Office of Planning and believes that there is insufficient merit to warrant a public hearing on the application.

The Zoning Commission believes that the subject application is not in the best interest of the District of Columbia, is inconsistent with the intent and purpose of the Zoning Map and Zoning Act, and is inconsistent with the Comprehensive Plan of the District of Columbia.

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Upon consideration, it is the opinion of the Zoning Commission that the subject application lacks sufficient merit to be set down for hearing. Based on the foregoing reasons, the Zoning Commission hereby orders that Z.C. Case No. 86-6 be DENIED without hearing.

Vote of the Commission taken at its public meeting of May 12, 1986: 4-0 (Lindsley Williams, John G. Parsons, George M. White, and Patricia N. Mathews, to deny without hearing - Maybelle T. Bennett, not present not voting).



PATRICIA N. MATHEWS
Chairperson
Zoning Commission



EDWARD L. CURRY
Acting Executive Director
Zoning Secretariat

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